RESIDENTIAL **DEVELOPMENT PIPELINE**

Residential projects in San Francisco of 60 units or more that are under construction, approved, or in the planning, design or conception stages

102

(35)

ADVERTISEMENT



KEY NP: Not placed; outside map area Market-rate: A majority of units are market-rate, though almost all projects include some affordable units to comply with city regulations Affordable: Majority of units qualify as affordable Both: Mix of market-rate and affordable units

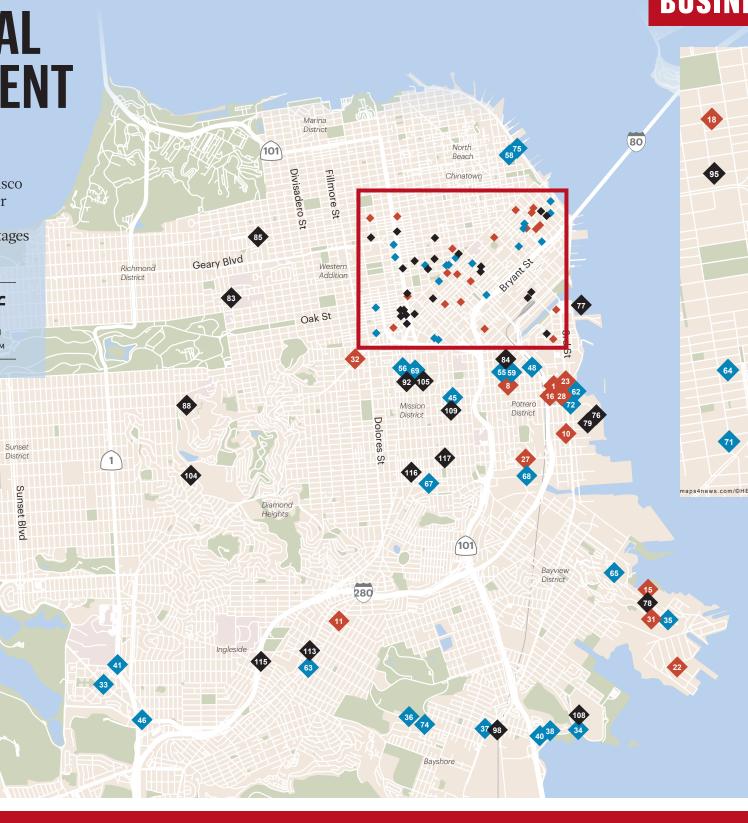
SOURCES: SFBT research, S.F. planning department, developers, architects, contractors MAP DATA: maps4news.com/©HERE

TBD: To be determined

© 2017 San Francisco Business Times, This map may not be reproduced without permission

UNDER CONSTRUCTION

	Name, Address	Developer	Done	Units	Rent or sale	Market- rate or affordable
1	UCSF Minnesota Street Student and Trainee Housing, 590/600 Minnesota St.	UCSF	June 2019	594	none	rent
2	Transbay Block 8, 400 Folsom St.	Related California, Tenderloin Neighborhood Development Corp.	August 2018	548	Both	Both
3	855 Brannan St.	Equity Residential	October 2017	449	rent	Market-rate
4	150 Van Ness Ave.	NREA, Emerald Fund	April 2018	429	Rent	Market-rate
5	L Seven, 1222 Howard St.	Associated Estates Realty Corp.	2017	410	rent	market-rate
6	33 Tehama St.	Hines	2017	403	rent	market-rate
7	One Mission Bay, 1000 Channel St.	CIM Group/Strada Investment Group	2017	350	sale	market-rate
8	1601 Mariposa St.	Related California	2019	299	rent	market-rate
9	Oceanwide Center, 50 First St.	Oceanwide Holdings	2020	265	sale	market-rate
10	Abaca, 1201 Tennessee St.	AGI Avant	2017	263	rent	market-rate
11	Jewish Home of San Francisco RCFE Project, 1 Avalon St.	The Jewish Home of San Francisco	May 2019	190	rent	market-rate
12	1699 Market St.	Urban Communities	2019	160	rent	market-rate
13	706 Mission St.	Millennium Partners	June 2019	146	sale	market-rate
14	626 Mission Bay Blvd.	Tenderloin Neighborhood Development Corp.	August 2018	143	rent	affordable
15	Alice Griffith Housing Block 1	McCormack Baron Salazar	October 2017	122	rent	affordable
16	O&M, 650 Indiana St.	Build	June 2017	116	rent	market-rate
17	Eddy and Taylor Family Apartments, 186 Eddy St.	Tenderloin Neighborhood Development Corp. (TNDC)	July 2019	113	rent	affordable
18	1880 Pine St.	John Stewart Co. and Mercy Housing	May 2017	113	rent	affordable
19	99 Rausch, 1140 Folsom St.	Belrich Partners	December 2017	112	sale	market-rate
20	Transbay 9 (affordable component), 500 Folsom St.	Bridge Housing Corp. (affordable component)	August 2019	109	rent	affordable
21	The Austin, 1545 Pine St.	Pacific Eagle Holdings, a division of Great Eagle Holdings Ltd.	Late 2017	100	sale	market-rate



				43	160 Fols
				44	524
			Market-	45	2000-2
Done	Units	Rent or sale	rate or affordable	46	Parkmerced Blo and Junipe
September 2017	98	sale	market-rate	47	106
Summer 2017	92	rent	market-rate	48	90
2018	90	sale	market-rate	49	950-9
August	83	weat	affordable	50	1001
2018	83	rent	attordable	51	655 Folsom St.
June 2018	77	rent	affordable	52	525
July 2018	70	rent	affordable	53	Cityspac
	70	Tent	difutuable	54	102
January 2018	69	sale	market-rate	55	Potrero Fl
2017	67	sale	market-rate	56	19
2017	67	rent	affordable	57	1532
January 2019	66	sale	market-rate	58	88
2019	60	Rent	market-rate	59	88 /

Balfour Beatty

Name, Address

Hunters Point Shipyard Phase 1, Block 56-57, Hunters Point Shipyard

The Martin, 2051 Third St.

1075 Market St.

1036 Mission Family Housing, 1036-1040 Mission St.

ansbay Block 7, 255 Fremont St. and 222 Beale St.

trero Block X, 1101 Connecticut St.

815 Tennessee St.

181 Fremont St.

Bill Sorro Community, 200 Sixth St.

S.F. Shipyard, Phase I, Block 55

2100 Market St.

22

23

25

27

30

31

32

Develope

Lennar

Raintree Partners

Encore Housing Opportunity Fund

Fenderloin Neighborhood Developmer Corp. (TNDC)

Mercy Housing California

Bridge Housing Corp.

DM Development

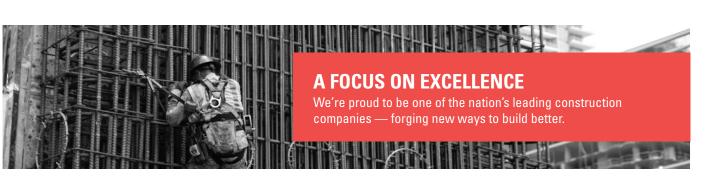
Jay Paul Co.

Mercy Housing California

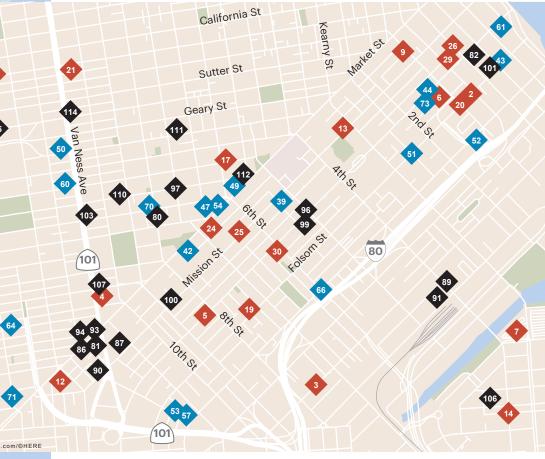
Lennar

Brian Spiers Development

www.balfourbeattyus.com 2335 Broadway, Ste. 300, Oakland, CA 94612 510-903-2054



SAN FRANCISCO Business times



APPROVED

	Name, Address	Developer	Done	Units	Rent or sale	Market- rate or affordable
NP	Treasure Island (infrastructure under construction)	Wilson Meany, Lennar, StockBridge Capital, Kenwood Investments	2032	8,000	both	both
33	Parkmerced	Parkmerced Investors Properties LLC	2042	7,200	both	both
34	Candlestick, Near Jamestown Avenue and Harney Way	FivePoint	TBD	7,200	both	both
35	The Shipyard, 11 Innes Court	FivePoint	TBD	4,800	both	both
36	Sunnydale, 1500 Sunnydale Ave.	Related California and Mercy Housing	2019	1,700	rent	both
37	Schlage Lock, Leland Avenue and Bayshore Boulevard (infrastructure is under construction)	Visitacion Investments LLC	2029	1,679	both	both
38	150 and 250 Executive Park	Executive Park Properties LLC	2030	1,100	Both	market-rate
39	5M, 925 Mission St. and various parcels	Forest City Realty Trust		690	both	Both
40	Thomas Mellon Waterfront Residences, 5 Thomas Mellon Circle	Sing Haiyi Group Limited	2019	591	rent	market-rate
41	SFSU housing, 19th and Holloway avenues (516 beds, not units)	SF State University	2020	516	rent	market-rate
42	Trinity Place Phase IV, 1145 Market St.	Trinity Properties	2020	511	rent	market-rate
43	160 Folsom St. (Block 1)	Tishman Speyer, Vanke, Shanghai Longlife Business Group Co. Ltd.	2018+	391	TBD	market-rate
44	524 Howard St.	Crescent Heights	2021	334	rent	market-rate
45	2000-2070 Bryant St.	Nick Podell Co.	2018+	330	rent	market-rate
46	Parkmerced Block 22, Brotherhood Way and Junipero Serra Boulevard	Maximus Real Estate Partners	2019+	313	rent	market-rate
47	1066 Market St.	Shorenstein Properties	2018+	304	rent	market-rate
48	901 16th St	Walden Development and the Prado Group	2019+	260	rent	market-rate
49	950-974 Market St.	Group I	2018	242	sale	market-rate
50	1001 Van Ness Ave.	South Beach Partners, Oryx Partners	2017+	239	TBD	market-rate
51	655 Folsom St. and 126 Hawthorne St.	Equity Residential	2017+	230	rent	market-rate
52	525 Harrison St.	Zhuguang Group	2019	205	sale	market-rate
53	Cityspaces, 333 12th St.	Panoramic Interests	2018+	200	rent	both
54	1028 Market St.	Tidewater Capital, Warhorse LLC	2018+	186	rent	market-rate
55	Potrero Flats, 1301 16th St.	Workshop1	2019+	172	rent	market-rate
56	1950 Mission	Bridge Housing Corp. and Mission Housing Development Corp.	June 2020	157	rent	affordable
57	1532 Harrison St.	Build	2019	136	rent	market-rate
58	88 Broadway	Bridge Housing Corp. and John Stewart Co.	March 2020	135	rent	affordable
59	88 Arkansas St.	Zhuguang Group	2019	127	TBD	market-rate

Α	PPROVED					
	Name, Address	Developer	Done	Units	Rent or sale	Market- rate or affordable
60	830 Eddy St.	Build	2019	126	rent	market-rate
61	75 Howard St.	SRE Group Limited, John Buck Co.	2019	118	sale	market-rate
62	2177 Third Street Apartments	Align Real Estate	2019	114	sale	market-rate
63	4840 Mission St.	Bridge Housing Corp.	December 2020	114	rent	affordable
64	Parcel O, 455 Fell St.	Mercy Housing & SFHDC	January 2019	108	rent	affordable
65	Hunters View Phase III, Middle Point Road and Fairfax Avenue	John Stewart Co., Ridge Point & Devine & Gong	2019	100	rent	affordable
66	998 Harrison St.	Workshop1	2019+	100	rent	market-rate
67	1296 Shotwell St.	MEDA and Chinatown Community Development Center	2019+	94	rent	affordable
68	Potrero Block B, 1845 Connecticut St.	Bridge Housing Corp.	March 2020	91	rent	affordable
69	490 South Van Ness Ave.	Bridge Housing Corp. and Mission Housing Development Corp.	June 2021	89	rent	affordable
70	101 Hyde St.	Costa Brown Architecture	2019	85	rent	market-rate
71	95 Laguna St.	Mercy Housing California	2019+	79	rent	affordable
72	2290 Third St.	DM Development	2018	71	For sale	market-rate
73	555 Howard St.	Pacific Eagle Holdings, a division of Great Eagle Holdings Ltd.	2019+	69	sale	market-rate
74	Sunnydale Parcel Q	Mercy Housing California	2019+	55	rent	affordable
			1	1	1	1

Bridge Housing Corp. and John Stewart

54

2019

rent

affordable

PLANNED

735 Davis St.

75

	Name, Address	Developer	Done	Units	Rent or sale	Market- rate or affordable
76	Pier 70 residential	Forest City	Phase over 10 years	1,100- 2,150	rent	market-rate and 30% affordable
77	Mission Rock, Seawall Lot 227 and Pier 48	SWL 337 Associates LLC (S.F. Giants)	2022+	1,500	TBD	both
78	India Basin, 770 Innes Ave.	Build	15+ year build-out	1,240	TBD	market-rate
79	Potrero Power Plant	District Development	2020-2030	1,000	TBD	market-rate
80	Student Housing, 198 McAllister St./ 50 Hyde St.	UC Hastings College of the Law and UCSF	2022-2027	970	rent	market-rate
81	10 South Van Ness	Crescent Heights	2020	855		rent
82	Transbay Block 4 (conceptual)	Hines, Goldman Sachs and Urban Pacific	2020+	600	both	both
83	USF housing, Parker and Golden Gate Avenues (600 beds, not units)	USF, The Sobrato Organization	2019+	600	rent	market-rat
84	CCA housing (500 beds, not units), 188 Hooper St.	California College of the Arts	2018+	600	rent	market-rat
85	3333 CalSF, 3333 California St.	Prado Group and SKS Partners		558	TBD	market-rat
86	1629 Market St.	Strada Investment Group	2019+	554	TBD	both
87	1500 Mission St.	Related California	n/a	540	rent	both
88	Kirkham Heights, 5th and Kirkham	Westlake Urban, Transform Urban	2018+	460	rent	market-rat
39	655 4th St. (The Creamery site)	Tishman Speyer	2019+	449	TBD	market-rat
90	30 Otis St.	Align Real Estate	Q3 2020	406	TBD	market-rat
91	330 Townsend St.	CIM Group	2019+	374	TBD	market-rat
)2)3	1979 Mission St. One Oak, 1540 Market St.	Maximus Real Estate Partners Build	2019+ November 2020	331 304	rent TBD	market-rat
94	98 Franklin St.	French American School	TBD	301	TBD	market-rat
)-)5	1481 Post St.	Adco	2019+	262	sale	market
96	206 5th St.	Tenderloin Neighborhood Development Corp. (TNDC)	2022	237	rent	both
97	145 Leavenworth St. and 361 Turk St.	Forge Land Co.	2020+	231	rent	market-rat
98	Blanken Avenue, 2201 Bayshore Blvd.	Martin Building Co.	2020+	205	rent	market-rat
99	921 Howard St.	TNDC and Tishman Speyer	2021	205	rent	affordable
00	1270 Mission St.	AGI Avant Housing	2017+	200	TBD	market-rat
01	Transbay Parcel F	Hines, Goldman Sachs and Urban Pacific	2020+	175	TBD	market-rat
02	SFUSD teacher housing, 1360 43rd Ave.	SFUSD, City of San Francisco	2022	150	rent	affordable
03	600 Van Ness Ave.	Golden Gate Van Ness LLC	2019+	150	TBD	market-rat
04	250 Laguna Honda Blvd.	Christian Church Homes	2020+	149	rent	Affordabl
05	1990 Folsom St.	Tenderloin Neighborhood Development Corp., MEDA	2021	144	rent	Affordable
06	Mission Bay Block 6W	Mercy Housing California	Late 2020	140	rent	Affordable
07	Student housing, 200 Van Ness Ave.	Conservatory of Music, Equity Community Builders	2020	140	rent	market-rat
08	Candlestick 10A	Tenderloin Neighborhood Development Corp.	December 2019	140	rent	Affordable
09	681 Florida St. (2070 Bryant)	Tenderloin Neighborhood Development Corp., MEDA	2024	130	rent	Affordabl
10	500 Turk St.	Tenderloin Neighborhood Development Corp.	2020+	122	rent	Affordabl
11	550 O'Farrell St.	Sandhill O'Farrell LLC	TBD	115		market-rat
12	Metropolis Condominiums, 25 Mason St.	APIC	APIC	109	TBD	market-rat
13	65 Ocean Ave.	Presidio Bay Ventures	2019+	105	rent	market-rat
14	1200 Van Ness Mixed Use, 1200 Van Ness Ave.	Peach Development	2019+	96	sale	market-rat
15	Upper Yard at Balboa Park BART	Related California and Mission Housing Development Corp.	2020+	90	rent	affordable
16	2918 Mission St.	Robert Tillman, RRT Partners LLC	TBD	75	TBD	market-rat
17	Casa de la Misión, 3007 24th St.	Mercy Housing California	Fall 2020	45	rent	affordabl